

MOHAWK LANDING BRYAN, TEXAS

PROJECT DESCRIPTION: RE-PLATING AND COMBINATION
4-PLEX & DUPLEX MULTI-FAMILY LIVING SPACES.

SITE DESIGNER:
R.A.I. DESIGNS, INC.
3206 LONGMIRE DRIVE
SUITE A19
COLLEGE STATION, TEXAS 77845
(979) 846-3366

OWNER:
FREDDY SIFUENTES
BRYAN, TEXAS 77802
freddys1277@icloud.com

SURVEYOR:
ATM SURVEYING
COLLEGE STATION, TEXAS 77840
(979) 209-9291

CIVIL ENGINEER:
CORDOBA GROUP, LLC
534 RIVERWALK
GARLAND STATION, TEXAS 75040
(496) 325-8800

BUILDING CODE DATA	
BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
PLUMBING CODE:	THE INTERNATIONAL PLUMBING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
MECHANICAL CODE:	THE INTERNATIONAL MECHANICAL CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ELECTRICAL CODE:	THE NATIONAL ELECTRICAL CODE (2020 EDITION) w/ ADOPTED AMENDMENTS
ENERGY CODE:	THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITION) w/ ADOPTED AMENDMENTS
FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE V-A
OCCUPANCY CLASSIFICATION:	MF - MULTI-FAMILY RESIDENTIAL DISTRICT
ZONING CLASSIFICATION:	MF - MULTI-FAMILY RESIDENTIAL DISTRICT



LOT-3R1 SITE AREA
TOTAL ACREAGE = 0.4172 ACRES
TOTAL SQ. FT. = 18,177 SQ. FT.

LOT-3R2 SITE AREA
TOTAL ACREAGE = 0.3306 ACRES
TOTAL SQ. FT. = 14,403 SQ. FT.

2-UNIT AREA SUMMARY	
1ST FLOOR UNIT 100 LIVING	1,046 SF
2ND FLOOR UNIT 200 LIVING	1,046 SF
TOTAL LIVING	2,092 SF
1ST FLOOR PORCH	84 SF
2ND FLOOR BALCONY	84 SF
TOTAL FRAMED	2,260 SF
PERIMETER	145'-0" L.F.
TOTAL SLAB	1,130 SF

4-UNIT AREA SUMMARY	
1ST FLOOR UNIT 100 LIVING	1,048 SF
1ST FLOOR UNIT 101 LIVING	1,048 SF
2ND FLOOR UNIT 200 LIVING	1,048 SF
2ND FLOOR UNIT 201 LIVING	1,048 SF
TOTAL LIVING	4,192 SF
1ST FLOOR PORCH	170 SF
2ND FLOOR BALCONY	170 SF
TOTAL FRAMED	4,532 SF
PERIMETER	200'-9.5" L.F.
TOTAL SLAB	2,266 SF

SHEET INDEX	
COVER SHEET	S-0.1
EXISTING SITE PLAN	S-0.2
PROPOSED SITE PLAN	S-1.0
B/CS UNIFIED STANDARD DETAILS	S-2.0
B/CS UNIFIED STANDARD DETAILS	S-2.1
LANDSCAPING PLAN	S-3.0
HANDICAP DETAILS	G-1.0
HANDICAP DETAILS	G-1.1

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3206 Longmire Dr. A19
College Station, TX 77845
www.raidesigns.com

R.A.I.

DESIGNS, INC.

R.A.I. JOB#:
26-026

PROJECT SITE INFO:
3603 & 3605 MOHAWK
BRYAN, TEXAS
PECAN RIDGE, PH-3, BLOCK-1,
LOTS 3-R1 & 3-R2

DEVELOPMENT INFORMATION:
MOHAWK LANDING

JTR- INITIAL LAYOUT
JTR- BLOCKOUT "E"
JTR- SITE PLAN

06-01-26
06-30-26
07-14-26

SHEET
S-0.1
OF
EIGHT

DATE:
07-14-2026

PROPOSED SITE PLAN - "A"

SITE NOTES
1. THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
2. FOR UTILITY NOTIFICATION CONTACT BTU - (979)821-5700 CITY of BRYAN - (979) 209-5900
3. OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
4.WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL,ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
5. PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
6. THIS PROPERTY IS ZONED FOR MULTIPLE FAMILY RESIDENTIAL DISTRICT (MF).
7. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
8. NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
9. NOT HAVING ANY NEW PLUMBING FIXTURES THAT WILL MAKE THE NEED FOR A NEW GREASE TRAP TO BE ADDED.
10. SIGNAGE TO BE INCLUDED WITH SEPARATE PERMIT.
11. ALL MECHANICAL EQUIPMENT TO BE ON GROUND.
12.

NOTES

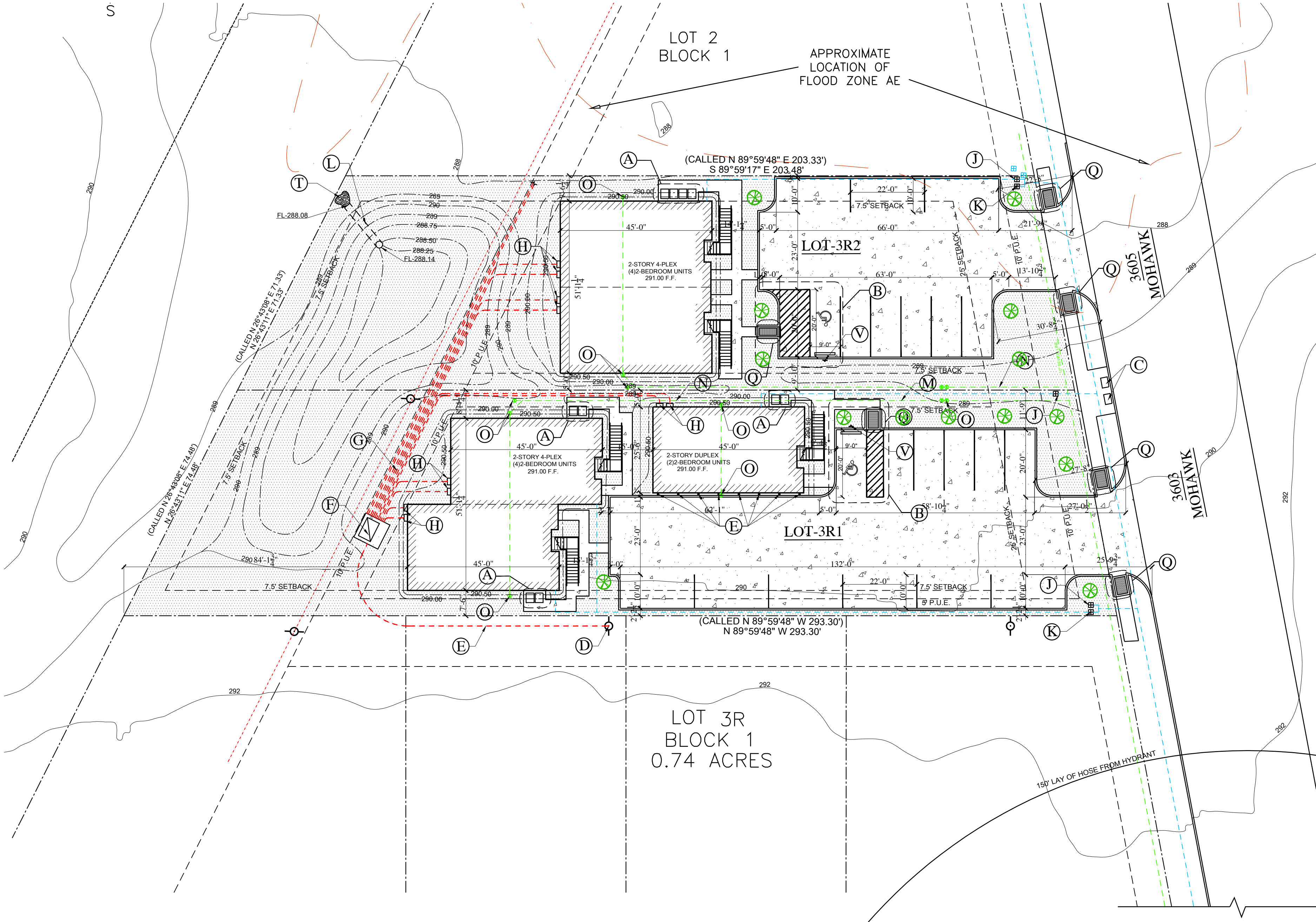
SITE LEGEND			
	PROPERTY LINES		EXISTING CONTOUR LINES
	SET BACK / P.U.E. LINES		PROPOSED CONTOUR LINES
	WATER LINES		STORM SEWER LINES
	SEWER/SAN LINES		UTILITY LINES
	POWER LINES (AERIAL)		GAS LINES
	POWER LINES (UNDER GROUND)		VEHICLE LAY OF HOSE (V.L.o.H.)
	FENCE LINE		CONCRETE PAVEMENT
	TREE PROTECTION		GROUND COVER
	6'-0" TALL PRIVACY FENCE		GRAVEL
	FIRE HYDRANT (EXISTING)		WATER METER
			CLEAN-OUT

SITE SCHEDULE	
TAG	ITEM
Ⓐ	PAD w/ SCREENING ON SIDES FOR 5 95-GALLON ROLL-OUT BINS.
Ⓢ	SEE HANDICAP PARKING & SIGNAGE DETAILS - SHEET G-1.1 & S-2.1/02
Ⓢ	MAIL KIOSK
Ⓢ	ELECT. - POWER POLE w/ NEW UNDERGROUND CONNECTIONS
Ⓢ	ELECT. - PRIMARY ELECT. SERVICE: 2-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 48" COVER)
Ⓢ	ELECT. - TRANSFORMER & PAD (FURNISHED BY CoBRYAN)
Ⓢ	ELECT. - SECONDARY SERVICE: 3-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 36" COVER)
Ⓢ	ELECT. - METER BOX
Ⓢ	WATER - NEW (1)1" DOMESTIC WATER METER w/ (1) DOUBLE CHECK VALVE
Ⓢ	WATER - (1)1" IRRIGATION WATER METER w/ (1) DOUBLE CHECK VALVE
Ⓢ	STORM WATER - 24" DRAIN PIPE
Ⓢ	SEWER - NEW 6" SANITARY SEWER LINE
Ⓢ	SEWER - NEW 4" SANITARY SEWER LINE
Ⓢ	SEWER - CLEAN-OUT (TYPICAL)
Ⓢ	NEW 6'-0" TALL WOOD OPAQUE SCREENING
Ⓢ	SEE HANDICAP RAMP DETAILS - SHEET G-1.0 & S-2.1/02.
Ⓢ	CONCRETE WASH-OUT & DEBRIS AREA
Ⓢ	PIPE BOLLARD
Ⓢ	EROSION CONTROL, RIP-RAP ROCKS
Ⓢ	NOT USED
Ⓢ	HANDICAP PARKING SIGN MOUNTED ON POLE
Ⓢ	CURB CUT WITH RIPRAP
Ⓢ	

NOTE: ALL SITE DETAILS TO MEET B/C/S U.D.O. REQUIREMENTS.
ALL SELECTIONS TO BE MADE BY OWNER BEFORE CONSTRUCTION BEGINS.

LOT-3R1
PARKING RATIO CALCULATIONS GROSS AREA = 4,135 SQ.FT.
1.00 X PER BEDROOM SPACES REQUIRED 1.00 X 12 BEDROOMS = 12
(12) SPACES REQUIRED
(12) SPACES PROVIDED

LOT-3R2
PARKING RATIO CALCULATIONS GROSS AREA = 4,135 SQ.FT.
1.00 X PER BEDROOM SPACES REQUIRED 1.00 X 8 BEDROOMS = 8
(8) SPACES REQUIRED
(9) SPACES PROVIDED



SCALE: 1" = 20'-0" | 01

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